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IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

In re:	:	Case No.:	23-22230-GLT
	:	Chapter:	13
Faye L. Irey	:		
	:		
	:	Date:	10/9/2024
Debtor(s).	:	Time:	01:30

PROCEEDING MEMO

MATTER: #76 - Motion to Sell Property Free and Clear of Liens under
Section 363(f). Re: Van Voorhis Lane known as Parcel
No. 130-006-00-00-00-0083-02
#86 - Certificate of No Objection
#88 - Proof of Publication In Washington Observer-Reporter
#89 - Proof of Publication In Washington County Reports

APPEARANCES:

Debtor:	Christopher M. Frye
Buyer	Philip Ripepi
Trustee:	Own Katz
PA Rev	Allison Carr

[2:14]

NOTES:

Frye: The heart of the case is that the debtors 19 acre tract is listed as \$ 49,000 on the debtor schedules. Counsel for the buyer offered to do appraisals for the properties. This was done weeks ago. This morning I received the appraisals. The 19 acre tract of land was valued at \$ 90,000. The 19 acre tract of land is wooded hillside that is best used for hunting. The second property was appraised at \$ 135,000. The scheduled value was \$ 70,000. I am seeking an additional 30 days time to investigate the jump in property values.

Trustee: I have no objection to having this matter continued so the value can be investigated. There is another property that has not yet been listed for sale that has substantial value. A 100% distribution is required, so the more the debtor gets from these properties, the better

Ripepi: The property has about 1.5 acres that is actually flat and the other property has two gas lines, a retention pond, a gas well head on it plus a right of way that bifurcates the property.

Court: It does not give the court a lot of confidence that this is a fully vetted price. In addition, these properties are exposed to higher and better offers.

OUTCOME:

1. The *Motion to Sell Property Free and Clear of All Mortgages, Liens, and Encumbrances* is [Dkt. No. 76] is **CONTINUED** to October 30, 2024, at 11 a.m. [Text order]

2. The *Amended Complaint to Sell Real Estate Free and Clear of Liens* [Dkt. No. 3] is **CONTINUED** to October 30, 2024, at 11 a.m. [Text order in Adv. No. 24-2056].

3. The debtor shall file a status report with the Court by no later than 4 p.m. on October 28, 2024, detailing her efforts to liquidate the two properties as well as any additional assets to fund her chapter 13 plan. The October 9, 2024 deadline to submit a status report (per the Order dated August 19, 2024 [Dkt. No. 73]) is superseded by the terms of this Order. [Text order].

DATED: 10/9/2024